

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal #8584 Hughes Memorial Methodist Church, appellant

The Zoning Administrator District of Columbia, appellee

On motion duly made, seconded and unanimously carried the following Order was entered at the meeting of the Board on March 4, 1966.

EFFECTIVE DATE OF ORDER: April 11, 1966

ORDERED:

That the appeal for permission to establish a pre-school kindergarten with a maximum of 40 students at #25 - 53rd Street, N.E., lots 33, 34, 36, 808, and 809, square 5243, be granted conditionally.

From the records and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Appellant's property is located in the R-2 District.
- (2) Each of appellant's lots have a depth of 130 feet. Lot 33 has a 40 foot frontage and contains 5200 square feet of land; lots 34 and 36 each have a 25 foot frontage and contain 3250 square feet of land; lots 808 and 809 each have a 12.5 foot frontage and contains 1625 square feet of land.
- (3) Appellant proposes to operate a pre-school kindergarten with forty children between the ages of two to five years. The school will have a morning and an afternoon session, each with forty children. No provision is made for transportation to the school.
- (4) Appellant proposes to use the basement of the church. Classes will be conducted on the second floor. The school will be operated under the Headstart program.
- (5) The school will have two teachers, two aides, a cook, and a janitor.
- (6) Ample play area on the property is provided for the number of children contemplated.
- (7) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

It is our opinion that this nursery school is so located and the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or~~y~~ other

objectionable conditions. We are further of the opinion that this school is reasonably necessary or convenient to the neighborhood which it is proposed to serve.

This Order shall be subject to the condition that the majority of the pupils attending this school shall come from within a ten block radius.